

SPRINGFIELD TWP.

Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	15 Newbrook Lane	Colonial	5	4.2	78	\$1,049,000	\$999,000	\$945,000	94.59%	\$70,300
2	11 Jade Meadow Drive	Colonial	5	4	40	\$779,000	\$779,000	\$739,000	94.87%	\$283,400
3	8 Kimberly Court	Colonial	4	2.1	20	\$739,000	\$739,000	\$732,000	99.05%	\$275,800
4	11 Colfax Road	Colonial	4	3.1	13	\$698,000	\$729,000	\$775,000	106.31%	\$258,100
5	176 Pitt Road	Colonial	4	3.1	49	\$624,900	\$624,900	\$635,000	101.62%	\$211,800
6	52 Garden Oval	SplitLev	3	3	23	\$543,000	\$543,000	\$551,000	101.47%	\$177,200
7	26 Cypress Terrace	SplitLev	4	2.1	20	\$529,000	\$529,000	\$516,000	97.54%	\$181,200
8	3 Donna Road	Colonial	4	2.1	41	\$519,000	\$519,000	\$487,500	93.93%	\$177,100
9	186 Meisel Avenue	SplitLev	3	3	65	\$518,000	\$499,500	\$505,000	101.10%	\$203,500
10	12 Berkeley Road	SplitLev	3	2	22	\$489,000	\$489,000	\$500,000	102.25%	\$151,800
11	190 Lelak Avenue	SplitLev	4	2.1	14	\$485,000	\$485,000	\$525,000	108.25%	\$169,500
12	22 Crest Place	Colonial	3	1.1	10	\$479,000	\$479,000	\$470,000	98.12%	\$149,600
13	31 Midvale Drive	Ranch	2	2	6	\$469,000	\$469,000	\$440,000	93.82%	\$151,700
14	50 Denham Road	Bi-Level	4	2	38	\$449,000	\$449,000	\$375,000	83.52%	\$166,700
15	116 Hawthorne Avenue	RanchExp	3	2	25	\$449,000	\$449,000	\$450,000	100.22%	\$120,100
16	26 Cambridge Terrace	Ranch	2	2	0	\$425,000	\$425,000	\$435,000	102.35%	\$140,500
18	29 Becker Road	SplitLev	4	2	57	\$424,000	\$485,000	\$466,000	96.08%	\$183,100
18	347 Mountain Avenue	Colonial	4	2	0	\$399,500	\$399,500	\$395,000	98.87%	\$124,000
19	704 Park Place	TwnIntUn	2	3.1	7	\$389,999	\$389,999	\$389,900	99.97%	\$147,100
20	17 Kemp Drive	SplitLev	3	2.1	31	\$389,000	\$389,000	\$425,000	109.25%	\$146,800
21	347 Hillside Avenue	Ranch	2	2	10	\$369,000	\$369,000	\$330,000	89.43%	\$131,200
22	73 Washington Avenue	CapeCod	3	2	85	\$359,900	\$359,900	\$355,000	98.64%	\$117,900
23	3112 Park Place	MultiFlr	2	2.1	129	\$345,900	\$345,900	\$337,500	97.57%	\$155,300
24	72 Sherwood Drive	Colonial	3	1.1	0	\$325,000	\$325,000	\$317,000	97.54%	\$171,400
25	23-A Troy Drive, Bldg 3	OneFloor	3	2	12	\$325,000	\$325,000	\$325,000	100.00%	\$97,300
26	13 Rose Avenue	Colonial	4	2	16	\$325,000	\$425,000	\$420,000	98.82%	\$123,600
27	57 Brook Street	Colonial	3	3	20	\$225,000	\$225,000	\$200,000	88.89%	\$113,000
28	109-D Troy Drive, Bldg 15	OneFloor	1	1	30	\$220,000	\$220,000	\$210,000	95.45%	\$71,100

"ACTIVE" Listings in Springfield Twp.

as of 06/30/2018

Number of Units: 50
 Average List Price: \$564,962
 Average Days on Market: 75

"UNDER CONTRACT" Listings in Springfield Twp.

as of 06/30/2018

Number of Units: 48
 Average List Price: \$472,664
 Average Days on Market: 45

Springfield Twp. 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	12	6	12	14	27	28							12
Active Listings	10	19	29	49	22	20							22
Avg List Price	\$484,578	\$559,667	\$530,506	\$512,538	\$559,072	\$544,916							\$441,060
Avg Sales Price	\$525,458	\$395,816	\$347,360	\$414,014	\$457,362	\$473,246							\$356,668
Days on Market	73	58	49	46	37	30							44
Sales Price as % of List Price	108.44%	70.72%	65.48%	80.78%	81.81%	86.85%							68%
Under Contract	1	4	13	41	44	30							17

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	94	99	5.32%
Avg. Days on Market	51	43	-15.69%
Avg. Sales Price	\$446,422	\$446,915	0.11%



Springfield Twp. Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$419,997	\$370,691	\$415,432	\$451,746
SP	\$407,618	\$358,219	\$402,436	\$442,054
LP to SP Ratio	97.05%	96.64%	96.87%	97.85%

